STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$773,000.00** (Seven Hundred Seventy Three Thousand).

Elle Ryan
AFFIANT

Subscribed to and sworn before me this 16th day of December, 2025.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY
(NOTARY SEAL)

Karen Johnson Davidson County
Batch # 1358954 DEEDWARR
12/17/2025 11:54:31 AM 2 pgs
Fees: $13.00 Taxes: $2,860.10
20251217-0100302

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Elle Ryan 1524 B Straightway Avenue Nashville, TN 37206	**First-Citizens Bank and Trust Company** **1314 Park Street** **Columbia, SC 29201**	072-14-0A-002.01-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SOUTH HARBOR REALTY GROUP, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ELLE RYAN, A MARRIED PERSON,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B established pursuant to the Declaration of Covenants, Conditions and Restrictions for 1524 Straightway Avenue Homeowners Association, Inc. a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220418-0044102, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration.

Being the same property conveyed to South Harbor Realty Group, LLC, a Tennessee Limited Liability Company by Warranty Deed from Shirley Herrman A/K/A Shirley Ann Herrman, an unmarried woman, Jennifer Gann A/K/A Jennifer Rose Herrman, a married woman, Robert Herrman A/K/A Robert Brandon Herrman, an unmarried man, And Amanda Smith A/K/A Amanda Beth Herrman, a married woman of record in Instrument No. 20220503-0051353 Register's Office for Davidson County, Tennessee, dated April 28, 2022 and recorded on May 03, 2022.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1524 B STRAIGHTWAY AVENUE** **NASHVILLE, TN 37206**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS, this 16th day of December, 2025

South Harbor Realty Group, LLC, a Tennessee limited liability company

BY: _____
Ryan Pratt, Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Pratt, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged to me that he is one of the members of South Harbor Realty Group, LLC., a member-managed Tennessee Limited Liability Company, and that he, being authorized so to do, executed the within instrument for the purposes therein contained on behalf of the said South Harbor Realty Group, LLC., by signing his name as such authorized member.

Witness my hand and official seal this 16th day of December, 2025.

_____
Notary Public

My Commission Expires: _____

